

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Lionel E. Giron 337 N.Vineyard Ave. Suite 100 Ontario, CA 91764 909-397-7260 Fax: 909-397-7277 California State Bar Number: 200450 notices@lglawoffice.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor in Possession	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: Bear Figueroa LLC Debtor(s).	CASE NO.: 2:17-bk-14249-VZ CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 01/30/2018	Time: 11:00 am
Location: Courtroom 1368, 255 E. Temple St., Los Angeles CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 01/16/2018

Description of property to be sold:

21 Unit Apartment Building at 10520 South Figueroa Blvd., Los Angeles, CA 90003

Terms and conditions of sale:

PI Properties ("Buyer") to purchase property for \$2,935,000 all cash; sale is AS IS, no contingency

Proposed sale price: \$ 2,935,000.00

Overbid procedure (if any):

Not subject to overbid

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

January 30, 2018 at 11AM at Courtroom 1368, 255 E. Temple St., Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Kevin Tang, Esq.
Law Offices of Lionel Giron
337 N. Vineyard Ave., Suite 100,
Ontario, CA 91764
Tel: 909-397-7260
Fax: 213-403-5545
kevintang@lglawoffice.com

Date: 01/09/2018

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
337 N Vineyard Ave., Suite 100, Ontario, CA 90012

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 01/09/2018, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 01/09/2018, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

01/09/2018
Date

Alma Perez
Printed Name

/s/ Alma Perez
Signature

TO BE SERVED BY THE COURT VIA NEF:

Debtor's Counsel: Lionel E Giron on behalf of Debtor Bear Figueroa LLC notices@lglawoffice.com, tangkevin911@gmail.com

Kevin Tang on behalf of Debtor Bear Figueroa LLC tangkevin911@gmail.com, tangkr70730@notify.bestcase.com

Creditor's Counsel: Mark S Krause on behalf of Creditor The Evergreen Advantage, LLC, a California limited liability company bankruptcy@zbslaw.com, mkrause@ecf.courtdrive.com
Erin M McCartney on behalf of Creditor The Evergreen Advantage, LLC, a California limited liability company bankruptcy@zbslaw.com, emccartney@ecf.courtdrive.com

Attorney for US Trustee: Kelly L Morrison on behalf of U.S. Trustee United States Trustee (LA) kelly.l.morrison@usdoj.gov

United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

TO BE SERVED BY FIRST CLASS MAIL:

SECURED CREDITORS

FCI Lender Services

PO BOX 27370

Anaheim, CA 92809-0112

Los Angeles County Treasurer and

Tax Collector

PO BOX 54110

Los Angeles, CA 90054

UNSECURED CREDITORS

Los Angeles DWP

111 N Hope St.,

Los Angeles, CA 90012

Franchise Tax Board

Bankruptcy Section, MS: A-340

PO BOX 2952

Sacramento, CA 95812-2952

Internal Revenue Service

PO BOX 7346

Philadelphia, PA 19101